STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of February, 2020.

Notary Public

My commission expires: 7/6/20

(Notary Stamp)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Karen Johnson Davidson County
Batch# 357465 DEEDWARR
02/12/2020 03:09:42 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20200212-0016219

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Emily Sprouse	new owner	044-09-0-017.00
221 Rayon Dr.		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Adam Hill and wife, Amanda Hill

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Emily Sprouse, unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot Number 248 on the Map of Rayon City, not of record, described according to a copy of a survey thereof made July 20, 1928, by John Wiles, Civil Engineer, as follows: Beginning at a point in the southerly margin of Rayon Drive, common corner of Lot Numbers 248 and 249; thence with line between said lots southwardly 126.3 feet; thence S 63 degrees 45 minutes E. 52.5 feet to a point, the corner of Lot Numbers 247 and 248; thence with the line between said lots northwardly 141 feet to the southerly margin of Rayon Drive; thence with the margin of the same 80 degrees 1' W 50 feet to the beginning.

Being the same property conveyed to Adam Hill and wife, Amanda Hill by Warranty deed from Novella Coppedge, a single woman of record in Instrument No. 20140904-0080789 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 4, 2014.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-CL-20-221

SP 11/2015

This is improved property known as **221 Rayon Dr., Old Hickory, TN 37138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of February, 2020.

Adam Hill

Adam Hill

Amanda Hill

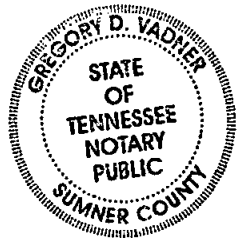
Amanda Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Adam Hill and Amanda Hill, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10th day of February, 2020.

Notary Public
My Commission Expires: 4/7/23



SolomonParks File No. 19-000417-526